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PA98-0049

FILE:

PA98-0191
CP02-0023

DATE: June 26, 2002
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP02-0023 covering Project Nos. PA98-0049 and PA98-0191 for Planning Areas 3A and 3B of the Newport Coast Planned Community

APPLICANT: Irvine Community Development Company

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

1. Minor changes to the bluff view park (PA98-0049) including removal of the gazebo and trellis structures and a modification to the finished pad elevation and design.
2. Add a total of nine additional residential dwelling units (DU) within PA 3B (PA98-0049) by minor means of reducing lot sizes by adjusting lot (width) lines. Vesting Tentative Tract 15586 (2nd Revised) will propose the addition of six lots. VTT 16269 (Revised) will propose the addition of three lots. The previous Coastal Development Permit (PA98-0049) covers Planning Areas 3A-2 and 3B of the Newport Coast Planned Community. Only portions of Planning Area 3B are being affected. There is no change to the approved street pattern and the gross acreages for each development area will remain the same. The increase of nine additional DUs within PA 3B will bring the total approved for that planning area to 291, well below the maximum approved of 465 DUs. The following is a summary of the dwelling unit changes within each affected Development Area:

Development Area	Approved DUs	Proposed DUs	+ Change
3B-1a	41	42	+1
3B-1b	74	76	+2
3B-2c	36	42	+6
Totals	151	160	+9

3. The Reef Point Drive Entry Plaza's (PA98-0191) temporary model home sales office (future Homeowners Association management office) and parking lot's configuration has been slightly modified to accommodate 15 parking stalls. There are no changes to the sales office or future conversion to a Homeowners Association office.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.

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